



# Town of Merrimack, New Hampshire

Community Development Department  
6 Baboosic Lake Road  
Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

**MERRIMACK ZONING BOARD OF ADJUSTMENT  
AGENDA FOR WEDNESDAY, MAY 26, 2021  
MATTHEW THORNTON ROOM  
7:00 P.M.**

**PLEASE TAKE NOTICE THAT**, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall, at 8 Baboosic Lake Road, on Wednesday, May 26, 2021 at 7:00 P.M. to consider the petitions described in the agenda below.

*(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)*

- 1. Call to Order**
- 2. Roll Call**
- 3. Mark & Rebecca Livingston (petitioner) and Rebecca Zannoni (owner) – [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of an attached garage 17 feet from the front property line whereas 30 feet is required](#).** The parcel is located at 31 Gail Road in the R-4 (Residential) District. [Tax Map 2B, Lot 089](#). Case # ZBA 2021-09.
- 4. Andre Roy (petitioner/owner) – [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a detached garage 11 feet from the side property line whereas 15 feet is required](#).** The parcel is located at 16 Belmont Drive in the R-1 (Residential, by soils), Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 6D, Lot 257](#). Case # ZBA 2021-10.
- 5. Leonard Amadeo (petitioner) and Amadeo Revocable Trust (owner) – [Variance under Section 2.02.7.A.6 of the Zoning Ordinance to permit the construction of a detached garage 10 feet from the edge of a wetland whereas 40 feet is required](#).** The parcel is located at 14 Acacia Street in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 4C, Lot 074](#). Case # ZBA 2021-11.
- 6. Garrett & Jillian Soucy (petitioner/owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit a lot \(following a lot line adjustment\) with 87,268 square feet of lot area whereas 100,000 square feet is required](#).** The parcel is located at 12 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7C, Lot 047-01](#). Case # ZBA 2021-12.
- 7. Garrett & Jillian Soucy (petitioner/owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit a lot \(following a lot line adjustment\) with 241.33 feet of frontage whereas 250 feet is required](#).** The parcel is located at 12 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7C, Lot 047-01](#). Case # ZBA 2021-13.
- 8. Leonard & Zelia Rosenfeld (petitioner) and Roseneiro Trust of 2014 (owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit a lot \(following a lot line adjustment\) with 200 feet of frontage whereas 250 feet is required](#).** The parcel is located at 14 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7C, Lot 047-02](#). Case # ZBA 2021-14.
- 9. Garret & Jillian Soucy (petitioner/owner) – [Appeal of Administrative Decision that determined pre-existing nonconforming lots of record are required to conform to current zoning requirements upon modification of the lot following a lot line adjustment even though such adjustments would result in no change to the lot area, depth, or frontage](#).** The parcel is located at 12 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7C, Lot 047-01](#). Case # ZBA 2021-15.

**10. Leonard & Zelia Rosenfeld (petitioner) and Roseneiro Trust of 2014 (owner) - [Appeal of Administrative Decision that determined pre-existing nonconforming lots of record are required to conform to current zoning requirements upon modification of the lot following a lot line adjustment even though such adjustments would result in no change to the lot area, depth, or frontage.](#)** The parcel is located at 14 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7C, Lot 047-02.](#) Case # ZBA 2021-16.

**11. Discussion/possible action regarding other items of concern**

- [Request for Re-Hearing regarding case # ZBA 2021-05, Merrimack Parcel A, LLC.](#)

**12. Approval of Minutes — April 28, 2021**

**13. Adjourn**

Copies of application materials are available at the Merrimack Community Development Department Office in Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M.

Posted to website: 5/21/2021